

# PHA Plans

5Year-Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal-Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Middleton Housing Authority

**PHA Number:** WI156

**PHA Fiscal Year Beginning:** (01/2001

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- X      Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- X      Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- X      Public library (City of Middleton)
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X      Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- X The PHA's mission is: (state mission here)  
To promote and ensure safe, decent, affordable housing for our residents and participants, as well as provide owners and developers with an opportunity to rehabilitate and develop affordable housing, MIHA will:
- Recognize our MIHA participants and residents as our primary focus
  - Work in partnership with community and government organizations continually to promote affordable housing
  - Act as an agent for change when performance is unacceptable
  - Continue to strive for public trust and confidence through good communication and by being responsive to the needs of our clients and our community
  - Identify and work to eliminate barriers that prevent MIHA from achieving our goals as a housing authority

**B. Goals**

**HUD Strategic Goal:**  
**Increase the availability of decent, safe, and affordable housing.**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS (Quantifiable measures would include targets such as: numbers of families served or PHAS score achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

- X PHA Goal: Expand the supply of assisted housing  
Objectives:
- X Apply for additional rental vouchers:  
Reduce public housing vacancies:  
Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
- X Other (list below)

MIHA has an interjurisdictional agreement with DCHA, whereas MIHA Vouchers are used in DCHA's jurisdiction. More than likely additional vouchers would be applied for under DCHA, however, they can be utilized in MIHA. DCHA will be looking at merging the two HA's.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- X Improve voucher management: (SEMAP score)
- X Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:
    - (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers
  - Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- X Increase voucher payment standards
- X Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

## **HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income

developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups  
(elderly, persons with disabilities)

Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

-Manage the MIHA S8 existing program in an efficient and effective manner qualifying it as never less than a standard performer

Objectives:

MIHA shall be recognized by HUD as a high performer by 12/31/04;

MIHA shall promote a motivating work environment. Employ an able, efficient, knowledgeable, and well-trained staff.

MIHA shall sustain a 98% utilization rate in its tenant-based program

Expand the range and quality of housing choices available to participants in the MIHA tenant-based program including home ownership by 12/31/04

Objectives:

- MIHA shall establish a program to help people use its tenant-based program to become homeowners by 12/31/04.
- MIHA will create an evaluation tool to document owner satisfaction with MIHA's tenant based program and the use the information to recommend and implement changes, if possible, to the existing program.
- Track new owner participation
- Create and implement a landlord participation program by 12/31/04
- MIHA will create an evaluation tool to document owner satisfaction with DCHA's changes, if possible, to the existing program.

Middleton Housing Authority will implement a strategic process to explore other activities consistent with the agency's mission statement

Objectives:

- Research other program opportunities
- Develop MIHA's capacity to undertake housing development
- Analyze the agency's structure to ensure it can meet the goals needed to carryout its mission statement, goals, and objectives.

The above stated goals and objectives are meant to be consistent with HUD's mission and strategic goals which are:

1. Increase the availability of decent, safe, and affordable housing;
2. Ensure equal opportunity in housing for all;
3. Promote self-sufficiency and asset development of families and individuals;
4. Improve community quality of life and economic vitality

**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**Annual Plan Type:**

Select which type of Annual Plan the PHA will submit

**Standard Plan**

**Streamlined Plan:**

**High Performing PHA**  
**Small Agency (<250 Public Housing Units)**  
**X Administering Section 8 Only**

**Troubled Agency Plan**

**Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan

**Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Table of Contents	2
ii. Executive Summary	3-4
Housing Needs	8-9
1. Financial Resources	10
2. Policies on Eligibility, Selection and Admissions	11
3. Rent Determination Policies	12
4. Operations and Management Policies	13
5. Grievance Procedures	14
6. Home Ownership	15
7. Civil Rights Certification	16
8. Audit	17
9. Other Information	18

**Attachments** Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

Admissions Policy for De-concentration  
 FY 2000 Capital Fund Program Annual Statement  
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- XA PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- XB Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

**Supporting Documents Available for Review**

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing De-concentration and Income Mixing Documentation: PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1961 as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development Check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
X	Section 8 rent determination (payment standard) policies Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	grant and most recently submitted PHDEP application (PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937(42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (List individually; use as many lines as necessary)	(Specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of rental families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction By Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI		5	5	3	5	5	5
Income >30% but <=50% of AMI		5	5	3	5	5	5
Income >50% but <80% of AMI		3	4	3	4	4	4
Elderly		5	5	5	5	5	5
Families with Disabilities	108	5	5	5	5	5	5
Race/Ethnicity	White	5	5	5	5	5	5
Race/Ethnicity	Black	5	5	5	5	5	5
Race/Ethnicity	Indian	5	5	5	5	5	5
Race/Ethnicity	Asian	5	5	5	5	5	5

What sources of information did the PHA use to conduct this analysis? (Check all that

apply; all materials must be made available for public inspection.)

**X Consolidated Plan of the Jurisdiction/s (Dane County)**

Indicate year: 1999-2003

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

PH Waiting List –August 2000

Wisconsin Federal Rental Housing Inventory 1999, Census Brief 1997, Bureau of Census ADA Article 1994

**A. Housing Needs of Families on the Public Housing and Section 8**

**Tenant-**

**Based**

**Assistance**

**Waiting**

**Lists**

State the housing needs of the families on the PHA’s waiting list/s **complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# Of families	% Of total families	Annual Turnover
Waiting list total	808		
Extremely low income <=30% AMI	643	80%	
Very low income (>30% but <=50% AMI)	165	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	579	72%	

Housing Needs of Families on the Waiting List			
Elderly families	202		
Families with Disabilities	108	25%	
Race/ethnicity	WHITE	48%	
Race/ethnicity	BLACK	48%	
Race/ethnicity	AS/INDIAN	2%	
Race/ethnicity			
FAMILIES WITH CHILDREN MAY ALSO INCLUDE DIS FAMILIES AS WELL			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closes (select one) X No Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

Employ effective maintenance and management policies to minimize the number of  
Seek replacement of public housing units lost to the inventory through mixed finance  
development  
Seek replacement of public housing units lost to the inventory through section 8  
replacement housing resources  
Maintain or increase Section 8 lease-up rates by establishing payment standards then  
will enable families to rent throughout the jurisdiction

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.  
Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance  
Employ admissions preferences aimed at families with economic hardships  
Adopt rent policies to support and encourage work  
Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- X      Employ admissions preferences aimed at families who are working  
Adopt rent policies to support and encourage work  
Other: (list below)

**B.      Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly  
X      Apply for special-purpose vouchers targeted to the elderly, should they become available  
Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities  
Carry out the modifications needed in public housing based on the section 504  
Needs Assessment for Public Housing  
X      Apply for special-purpose vouchers targeted to families with disabilities, should they become available  
X      Affirmatively market to local non-profit agencies that assist families with disabilities  
Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- X      Affirmatively market to races/ethnicities shown to have disproportionate housing needs  
Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- X Other: (list below)

In order to meet all the above-mentioned strategies needs assessment can be performed in conjunction with stakeholders, county government, and advocate groups.

**Statement of Financial Resources**

[24 CFR Part  
903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund		



<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant- Based Assistance	505,640	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
5g) Resident Opportunity and Self- Sufficiency Grants	N/A	
h) Community Development Block Grant		
I) HOME	N/A	
Other Federal Grants (list below)	N/A	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	N/A	
<b>3. Public Housing Dwelling Rental Income</b>	N/A	
<b>4. Other income (list below)</b>	N/A	
<b>4. Non-federal sources (list below)</b>	N/A	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Total resources</b>	505,640	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

N/A

- a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)
  - When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
  - Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

N/A

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)?
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection(3) **Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?
  2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)?  
If yes, how many lists?
  3. Yes No: May families be on more than one list simultaneously  
If yes, how many lists?
  4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
    - PHA main administrative office
    - All PHA development management offices
    - Management offices at developments with site-based waiting lists
    - At the development to which they would like to apply
    - Other (list below)

**(3) Assignment**

N/A

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)
- One
  - Two
  - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

N/A

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (List below)

Emergencies

Over housed

Under housed

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

a. Preferences N/A

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability  
Veterans and veterans' families  
Residents who live and/or work in the jurisdiction  
Those enrolled currently in educational, training, or upward mobility programs  
Households that contribute to meeting income goals (broad range of incomes)  
Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes  
Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

#### Date and Time

#### Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

#### Other preferences (select all that apply)

Working families and those unable to work because of age or disability  
Veterans and veterans' families  
Residents who live and/or work in the jurisdiction  
Those enrolled currently in educational, training, or upward mobility programs  
Households that contribute to meeting income goals (broad range of incomes)  
Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes  
Other preference(s) (list below)

#### 4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers  
Not applicable: the pool of applicant families ensures that the PHA will meet

income-targeting requirements

2. **(5) Occupancy** (N/A)

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)?

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

- b. How often must residents notify the PHA of changes in family composition?  
(Select all that apply)

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other (list)

**(6) De-concentration and Income Mixing** N/A

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?

- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing?

- c. If the answer to b was yes, what changes were adopted? (Select all that apply)

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?

e. If the answer to d were yes, how would you describe these changes? (Select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage de-concentration of poverty and income mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete subcomponent 3B.

### (1) Eligibility

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates)**

a. What is the extent of screening conducted by the PHA? (Select all that apply)

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

- X      Other (list below)  
          income eligibility  
          family status  
          bad debt from other housing authorities
- b.   Yes X No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.   Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.   Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)
- e.   Indicate what kinds of information you share with prospective landlords? (Select all that apply)  
          Criminal or drug-related activity
- X      Other (describe below)  
 HA will verify whether, if requested, previous landlord of a participant or if previous tenancy was under a HAP contract or will be (prospective owner)

2.      **(2) Waiting List Organization**

- a.   With which of the following program waiting lists is the section 8 tenant-based assistance waiting lists merged? (Select all that apply)
- X      None  
          Federal public housing  
          Federal moderate rehabilitation  
          Federal project-based certificate program  
          Other federal or local program (list below)
- b.   Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)
- X      PHA main administrative office  
          Other (list below)

2.

**(3) Search Time**

- a. X Yes    No: Does the PHA give extensions on standard 60day period to search for a unit?



If yes, state circumstances below:

DCHA will provide a 60-day extension on the standard 60-day search period provided the Voucher holder requests an extension on or before the expiration date of the standard 60-day period.

**(4) Admissions Preferences**

a. Income targeting

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 programs to families at or below 30% of median area income?

b. Preferences

1. X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (Other than date and time of application) (If No, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- X Substandard housing
- X Homelessness
- X High rent burden (rent is >40 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- X Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- X Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)

- X Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

This preference has previously been reviewed and approved by HUD  
The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)  
 The PHA applies preferences within income tiers  
 X Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (Select all that apply)

- X The Section 8 Administrative Plan  
 X Briefing sessions and written materials  
 Other (list below)

- a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices  
 X Other (list below)  
 Notices to owners via HAP check mail outs  
 Press Releases

**4. PHA Rent Determination Policies**

[24 CFR Part 903.79 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent

**(1) Income Based** 4A.

**Rent Policies**

- a. Use of discretionary policies: (select one)  
 Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate space below.

The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---

The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (Select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

a. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

Yes for all developments  
Yes but only for some developments  
No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

For all developments  
For all general occupancy developments (not elderly or disabled or elderly only)  
For specified general occupancy developments  
For certain parts of developments; e.g., the high-rise portion  
For certain size units; e.g., larger bedroom sizes  
Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study  
Fair market rents (FMR)  
95<sup>th</sup> percentile rents  
75 percent of operating costs  
100 percent of operating costs for general occupancy (family) developments  
Operating costs plus debt service  
The "rental value" of the unit  
Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

Never  
At family option

Any time the family experiences an income increase  
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_  
 Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)  
 The section 8 rent reasonableness study of comparable housing  
 Survey of rents listed in local newspaper  
 Survey of similar unassisted units in the neighborhood  
 Other (list/describe below)

## **B. Section 8 Tenant- Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenantbased assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

## **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (Select the category that best describes your standard)  
 At or above 90% but below 100% of FMR  
 X 100% of FMR  
 Above 100% but at or below 110% of FMR  
 Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (Select all that apply)  
 FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or sub-market

Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

FRS is not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or sub-market

To increase housing options for families

Other (list below)

- d. How often are payment standards reevaluated for adequacy? (Select one)

☒ Annually

Other (list below)

- e. What factors will the PHA consider in its assessment of the adequacy of its payment Standard? (Select all that apply)

☒ Success rates of assisted families

☒ Rent burdens of assisted families

Other (list below)

## **(2) Minimum Rent**

- a. What amount best reflects the PHA's minimum rent? (Select one)

\$0

☒ \$1-\$25

\$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (If yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

### **A. PHA**

#### **Management Structure**

(Select one)

Describe the PHA's management structure and organization.

- X An organization chart showing the PHA's management structure and organization is attached.  
A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	
Section 8 Vouchers	112	10%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)	N/A	

### C. Management and Maintenance Policies N/A

- List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management and Maintenance: (list below)

- (2) Section 8 Management: (list below)  
Section 8 Admin Plan



## **1. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6A.  
Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. Yes X No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (Select all that apply)  
PHA main administrative office  
PHA development management offices  
Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. X Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)  
X PHA main administrative office  
Other (list below)

## **7. Capital Improvement Needs N/A**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed

**(1) Capital Fund Program Annual Statement N/A**

Select one:      Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (If no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (If no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **1. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: **Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)**

## **2. Activity Description**

- Yes No: **Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)**

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**1. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

**1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)**

**2. Activity Description**

**Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing**

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: <input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
1. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **1. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

### **2. Activity Description**

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition application (date submitted or approved: Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

## A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description  
Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) Approved; included in the PHA’s Homeownership Plan/Program Submitted, pending approval Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
1. Number of units affected: 6. Coverage of action: (select one)

Part of the development Total development
--

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (Select one)

- ☒ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ More than 100 participants

b. PHA-established eligibility criteria

- Yes ☒ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.



**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes X No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

\_\_\_\_\_ If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and selfsufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- X Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes X No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (Waiting list/random selection/specific criteria/other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (Start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum

program size?

If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

Informing residents of new policy on admission and reexamination

Actively notifying residents of new policy at times in addition to admission and reexamination.

Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

Establishing a protocol for exchange of information with all appropriate TANF agencies

Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

## **13. PHA**

### **Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

#### **A. Need for**

#### **measures to ensure**

#### **the safety of public housing residents**

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP

Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments

High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

Residents fearful for their safety and/or the safety of their children

Observed lower-level crime, vandalism and/or graffiti

People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply)?

Safety and security survey of residents  
Analysis of crime statistics over time for crimes committed “in and around” public housing authority  
Analysis of cost trends over time for repair of vandalism and removal of graffiti  
Resident reports  
PHA employee reports  
Police reports  
Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs  
Other (describe below)

3. Which developments are most affected? (List below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities  
Crime Prevention Through Environmental Design  
Activities targeted to at-risk youth, adults, or seniors  
Volunteer Resident Patrol/Block Watchers Program  
Other (describe below)

2. Which developments are most affected? (List below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action  
 Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)  
 Police regularly testify in and otherwise support eviction cases  
 Police regularly meet with the PHA management and residents  
 Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services  
 Other activities (list below)

2. Which developments are most affected? (List below)

#### **D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the

**PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?**

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

[24 CFR Part 903.7 9 (n)]

### **14. RESERVED FOR PET POLICY**

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. X Yes No: Were there any findings as the result of that audit?
4. X Yes No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 3
5. X Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component  
High performing and small PHAs are not required to complete this component

1. Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

1. What types of asset management activities will the PHA undertake? (Select all that apply)

- X Not applicable  
Private management  
Development-based accounting  
Comprehensive stock assessment  
Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHAMUST select one)

- X Attached at Attachment (File name) Attachments  
Provided below:

3. In what manner did the PHA address those comments? (Select all that apply)

- X Considered comments, but determined that no changes to the PHA Plan were necessary.  
The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

## **B. Description of Election process for Residents on the PHA Board**

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
  - Candidates were nominated by resident and assisted family organizations
  - Any adult recipient of PHA assistance could nominate candidates
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - ☒ Other: (describe) Letter to program participants asking if they were interested and submitting their names to the County Exec
- b. Eligible candidates: (select one)
  - Any recipient of PHA assistance
  - Any head of household receiving PHA assistance
  - ☒ Any adult recipient of PHA assistance
  - Any adult member of a resident or assisted family organization
  - Other (list)
- c. Eligible voters: (select all that apply)
  - All adult recipients of PHA assistance (publichousing and section 8 tenant-based assistance)
  - Representatives of all PHA resident and assisted family organizations
  - Other (list)

## **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Dane County)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with

the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.  
The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.  
Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Dane County list as a priority the need for more housing for elderly & disabled renters, consistent with that we are applying for S8 vouchers for elderly/disabled only through the DCHA program, which can also be used in the MIHA jurisdiction.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD

#### **Attachments**

Use this section to provide any additional attachments referenced in the Plans



**Component 7  
Capital Fund**

**PHA Plan  
Table Library**

**Program Annual Statement  
Parts I, II, and II**

<b>Annual Statement</b>		
<b>Capital Fund Program (CFP) Part I: Summary</b>		
Line No.	Summary by Development Account	Total Estimated
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465 1 Dwelling Equipment-Nonexpendable	
12	1470 Non-Dwelling Structures	
13	1475 Non-Dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495 1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to I RP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

<b>Annual Statement</b>			
<b>Capital Fund Program (CFP) Part II: Supporting Table</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost







## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

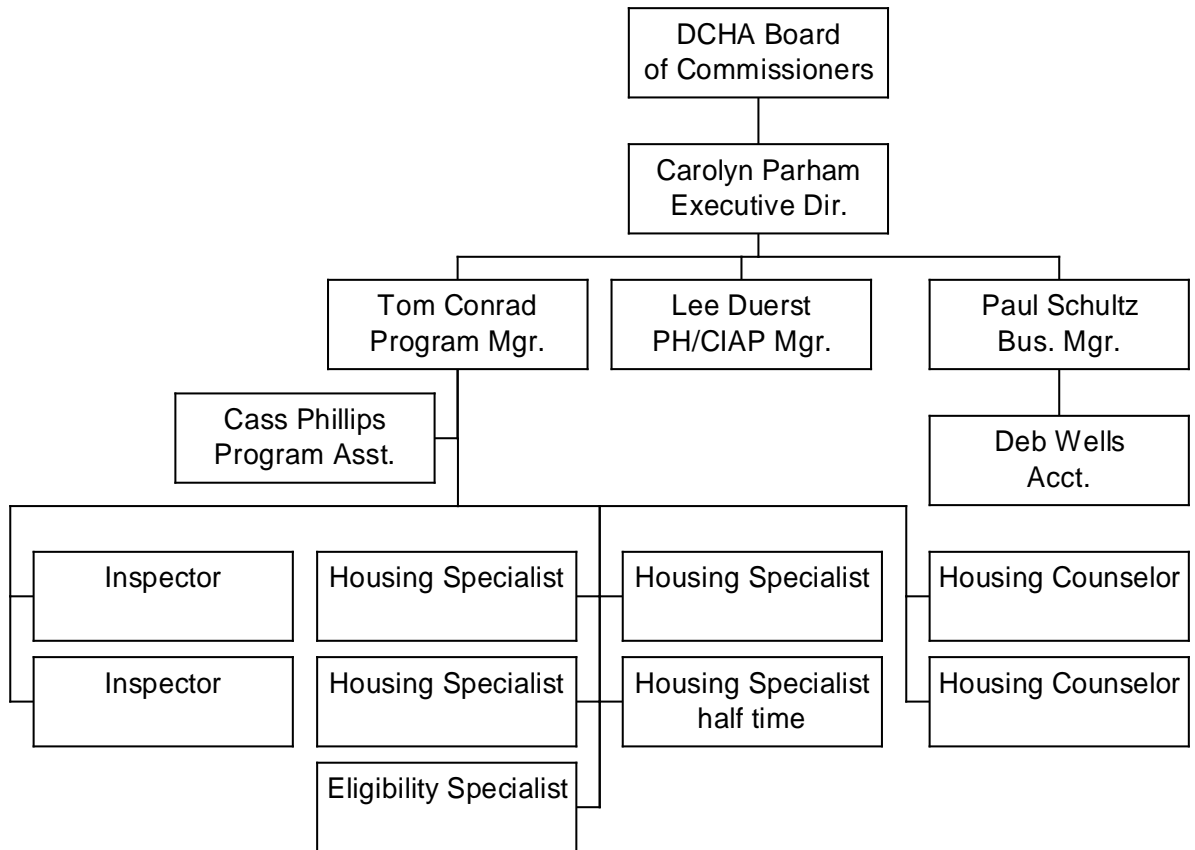
Optional 5-Year Action Plan Tables				
Development Number	Development Name (Or indicate PHA wide)	Number Vacant Units	% Vacancies In Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start (HA Fiscal Year)
Total estimated cost over next 5 years				

### Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

[illegible]

DCHA organizational chart



## **RESPONSES TO THE RESIDENT ADVISORY BOARD COMMENTS**

**Comment: Agree expanding the supply of assisted housing is much needed.**

DCHA: We agree and the initiatives the annual plan and the strategic plan currently being prepared by our Board of Commissioners will strive to meet this need.

**Comment: Provide voucher mobility counseling: Work with Madison to remove the barriers that make transferring there almost impossible**

DCHA: The DCHA housing staff currently provides our Section 8 participants with the required procedures and process and other necessary information to assist them when porting their voucher from one housing authority to another. However the initial housing authority has no authority in the process or requirements implemented by the receiving housing authority. However, we have been looking for ways to work more closely together, board members, management, and staff.

**Comment: Conduct outreach to potential voucher landlords.**

DCHA: We are well aware that the Section 8 Voucher program is not receiving the acceptance it needs to assist families. The Housing Department will be developing marketing strategies to attract more landlords to the program. We also intend on participating with the newly created Section 8 Landlord Committee developed by the Dane County Board of Supervisors.

**Comment: Does everyone know that 1) if a landlord accepts one Section 8 family they do not have to accept more and 2) landlords can use their usual screening requirements?**

DCHA: We provide this information at our Section 8 briefings. Landlords are encouraged to be consistent in their screening requirements and practices. They should not have different standards for people applying for their units. If someone feels they are being discriminated against they should report this to an authoritative body that can properly investigate the complaint.

**Comment: There needs to be safeguards against property damage.**

DCHA: I'm assuming reference is being made to some type of added protection for the landlord who accepts Section 8 Voucher participants. The landlord may collect a security deposit (according to his/her policy) to protect against tenant



damages. He also has the option of pursuing excess damages in the courts. The landlord takes a calculated risk when he/she rents to anyone. A Section 8 person should not be stigmatized as someone who will cause property damage. A landlord should do thorough reference checks to help minimize those problems. Additionally, the HUD regulations no longer provide for owners to submit claims for vacancy and damage losses.

**Comment: Ensure equal opportunity. There is still blatant discrimination taking place against Section 8 voucher holders. Efforts need to be taken to ensure accessible housing, which is difficult if not impossible to find.**

DCHA: Incidents of discrimination need to be reported to the proper agency for investigation. DCHA has discrimination forms that can be filled out and sent to HUD's Fair Housing if anyone feels they have been discriminated against. There are also local agencies to report incidents of discrimination. DCHA has an Equal Opportunity Plan. We identify accessible units when preparing our monthly units available listing. We recognize that the measures taken to date may not have had an appreciable impact in these areas however; we will continue to work towards achieving goals in these areas.

**Comment: Other DCHA goals and objectives (sustaining 98% utilization, expand range and quality of services including homeownership) are all excellent. Would like to have a mid-year meeting to discuss and communicate ideas and give input.**

DCHA: We concur and will schedule such a meeting for midyear.

**Comment: Marketing the program outside of areas of minority and poverty concentration is much needed.**

DCHA: As part of our outreach we will research areas in Dane County (outside city of Madison) that are deemed to have a high minority and/or poverty concentration and seek housing units that are outside of these areas. Since our jurisdiction is Dane County outside the city of Madison, we feel our program is pretty much de-concentrated. However, some locations are not suitable because families lack transportation and there is no public transportation systems in place. In order to find housing that is close to bus lines and other needed services families are forced to settle in areas that are affordable which usually have the higher levels of poverty concentration.

**Comment: What are the new Vouchers for the disabled? What are Special Purpose Vouchers?**

DCHA: The housing authority has applied for Mainstream Housing Vouchers, which can be issued only to elderly or non-elderly disabled families. The maximum number we can get is 75. These work the same as current vouchers

except they are designated for disabled only. Special vouchers are vouchers that are targeted for special populations (i.e. families with disabilities, the elderly, or races or ethnicities with disproportionate needs).

**Comment: Would like to know specifics for counseling Section 8 tenants to location of units outside areas of poverty and minority population and assist them in locating those units.**

DCHA: Through outreach we would like to increase the number of landlords countywide that accept the Section 8 program. We would add those new listings to our unit's available list. DCHA will research areas in their jurisdiction to identify where there are concentrated areas of poverty and minority populations.

**Comment: Would like to know the results of your needs assessments.**

DCHA: A part of the strategic planning process to establish short and long range goals for the housing authority will involve focus groups involving our stakeholders, county government, etc. The results will be available upon completion of the process. The Agency Plan does include the housing needs of Dane County (outside City of Madison) based on studies done by the Dane County Planning Department.

**Comment: Totally disagrees with DCHA's policy to not allow "residents who live and work in the jurisdiction" as an admission preference.**

DCHA: We are in agreement with this comment. We sought to incorporate this into our policy. We were told by Fair Housing, in Milwaukee that we could not use these criteria as a local preference for admission. They deemed it as discriminatory and limited a family's right to choice. Additionally, it is important to note that we seldom issue new vouchers to people coming from Chicago or Milwaukee. The overwhelming majority of vouchers are issued to the residents of Dane county (including the City of Madison). Voucher holders originating from other cities/states are usually transferring their existing subsidy to our area.

**Comment: What are Special Purpose Section 8 Assistance Programs?**

DCHA: Special Purpose Section 8 Assistance Programs are programs targeted for special or special populations. If we are awarded any Section 8 Vouchers under the Mainstream Voucher Program, those vouchers will be issued to disabled families only.

**Comment: It seems that increasing the Section 8 payment standard to 110% of the fair market rent would help more people find and keep housing.**

DCHA: We are looking into doing this. The current housing market requires that we consider a change in the subsidy payment standard to assist in utilizing our vouchers.

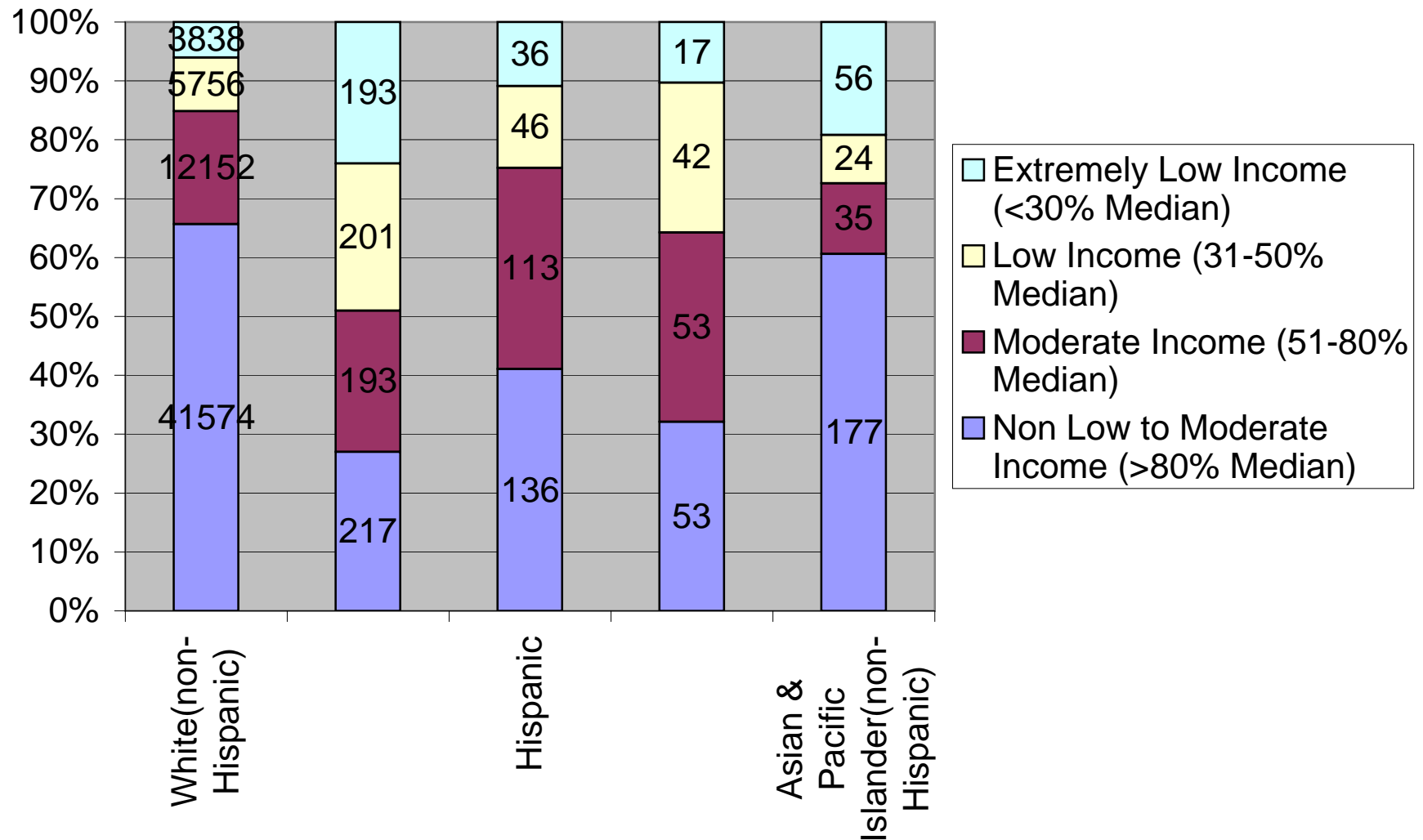
**Comment: The possibility of homeownership is very exciting. Why are you limiting the number of family participants at 25 or less?**

We are not certain as to what the final rules require in utilizing vouchers for homeownership. Therefore, we are not certain how many families would be able to participate. The majority of our participants are at very low income, therefore, the possibility of purchasing a home in this market may not be a reality.

**Comment: Please explain DCHA's decision that no changes were necessary after considering comments from the Resident Advisory Board**

DCHA: Our intent was to indicate that we felt the plan was consistent with the comments and/or concerns of the Resident Advisory Board and there was no need to change the goals and objectives of the plan.

## Dane County (Non-Madison) Housing Needs - Figure 2



Dane County (Non-Madison) Housing Needs  
Figure 2

	Non Low Income	Moderate Income	Low Income	Extremely Low Income (<30% Median)
White(non-Hispanic)	41574	12152	5756	3838
Black(non-Hispanic)	217	193	201	193
Hispanic	136	113	46	36
Native American(non-Hispanic)	53	53	42	17
Asian & Pacific Islander	177	35	24	56

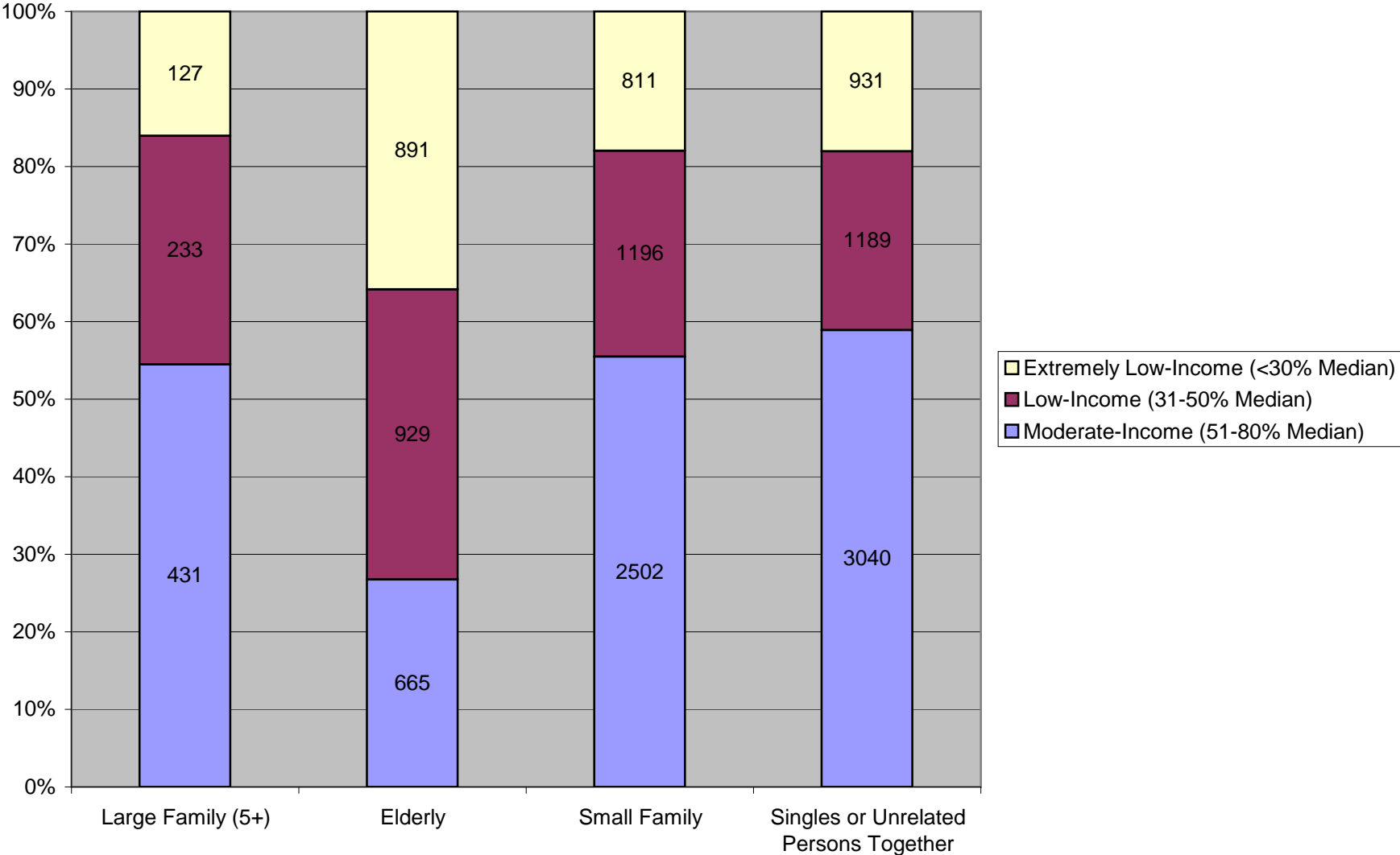
Figure 3

	Moderate Income	Low Income	Extremely Low Income (<30% Median)
Large Family (5+)	431	233	127
Elderly	665	929	891
Small Family	2502	1196	811
Singles or Unrelated Persons	3040	1189	931

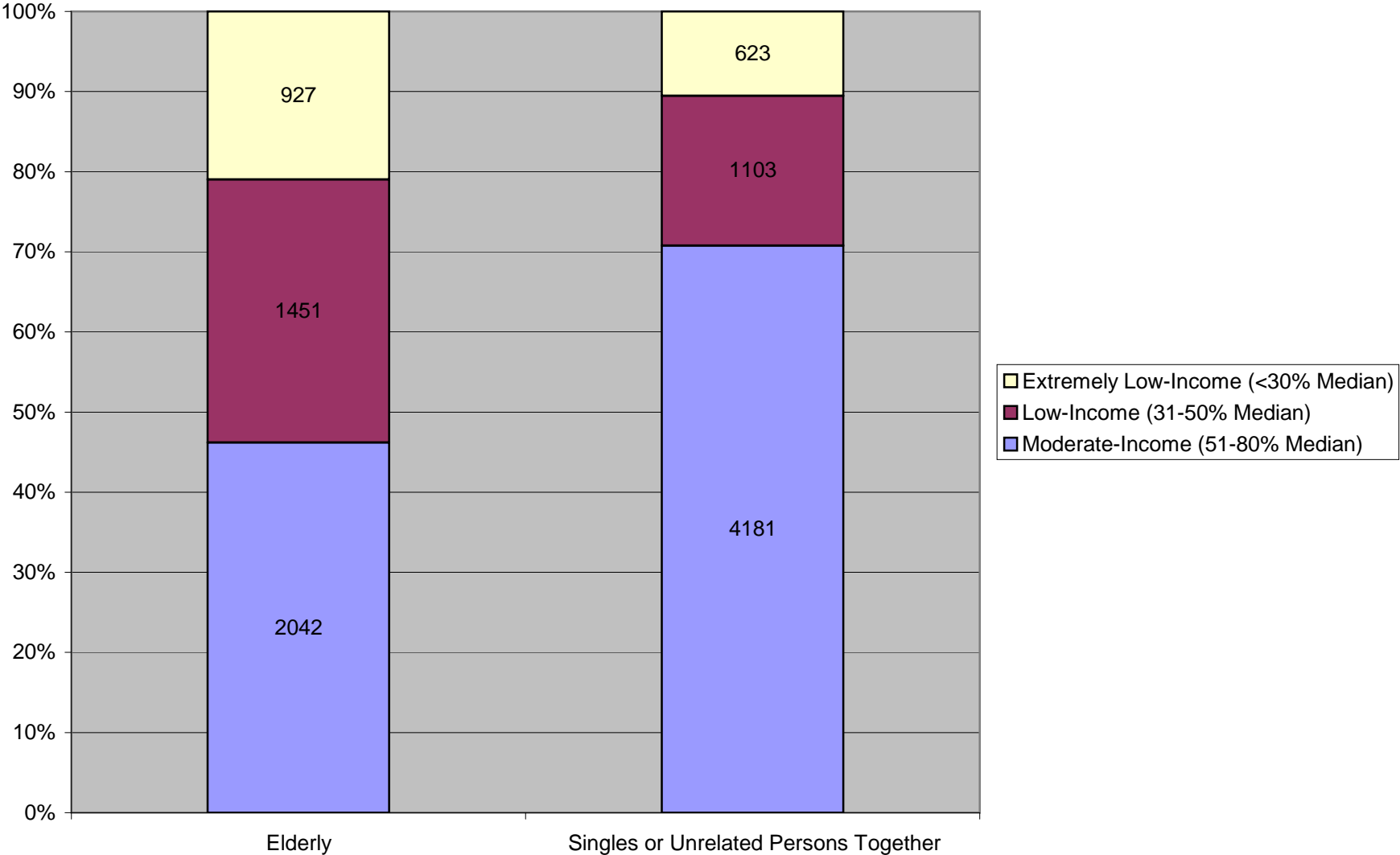
Figure 4

	Moderate Income	Low Income	Extremely Low Income (<30% Median)
Elderly	2042	1451	927
Singles or Unrelated Persons	4181	1103	623

Dane County (Non-Madison) Housing Needs - Figure 3



Dane County (Non-Madison) Housing Needs - Figure 4





## DANE COUNTY HOUSING AUTHORITY

2001 W. Broadway, Suite #1, Monona, WI 53713-3707  
 PH: 608/224-3636 ■ FAX: 608/224-3632

### Dane County (Non-Madison) Housing Needs

		Need Level	Units	Estimated \$ (in millions)
Small Related	0-30% of MFI	M	692	3.5
	31-50% of MFI	H	882	4.4
	51-80% of MFI	M	578	2.9
Large Related	0-30% of MFI	H	108	0.5
	31-50% of MFI	H	181	0.9
	51-80% of MFI	H	147	0.75
Elderly	0-30% of MFI	H	529	2.6
	31-50% of MFI	M	664	3.3
	51-80% of MFI	M	261	1.3
All Other	0-30% of MFI	H	852	4.3
	31-50% of MFI	L	1,037	5.2
	51-80% of MFI	L	680	3.4
Owner				
	0-30% of MFI	H	1,291	6.4
	31-50% of MFI	M	1,254	6.3
	51-80% of MFI	L	2,033	10.2

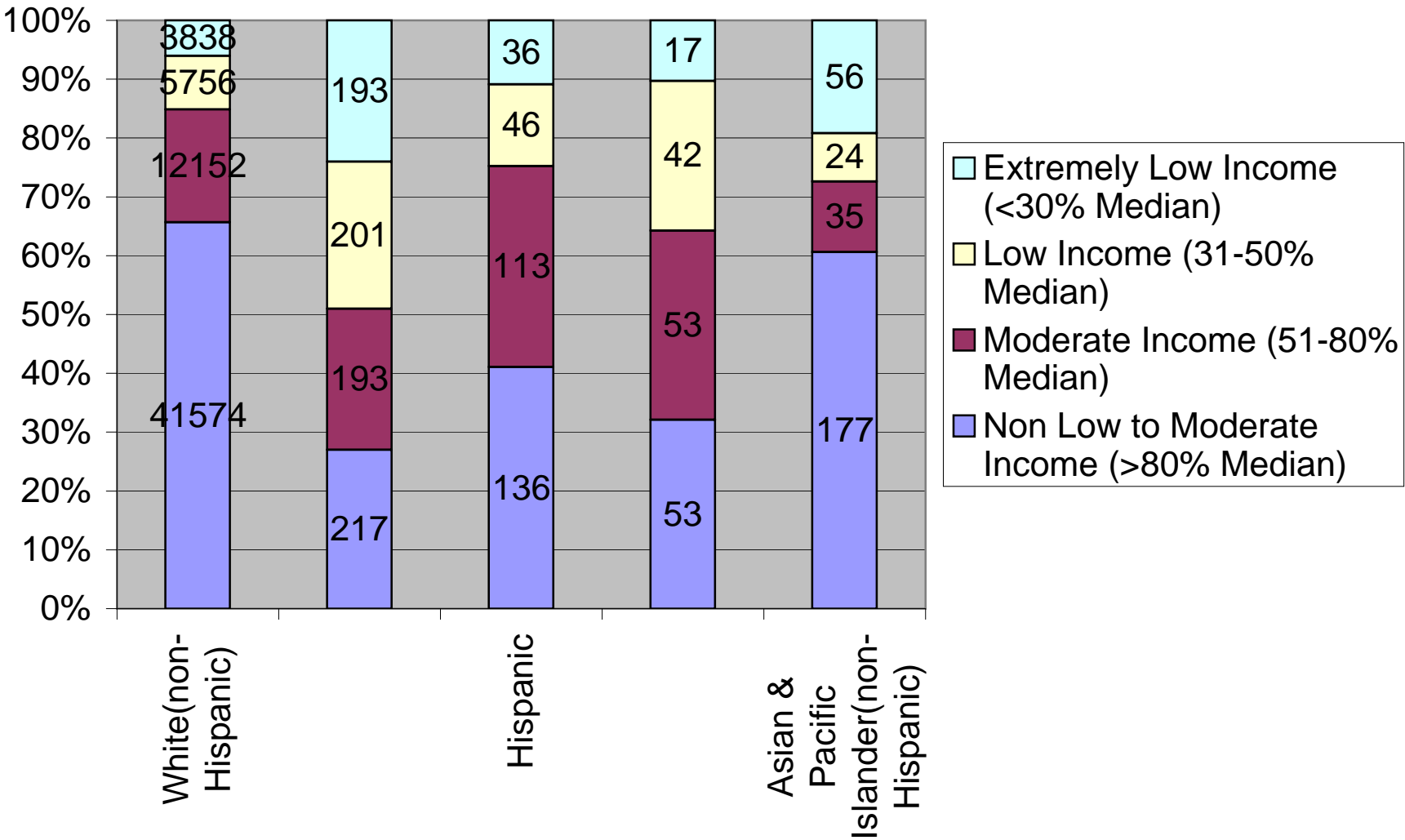




Dane County (Non-Madison) Population Growth

	Population	Population
	1980	1998
Cities	55000	80000
Villages	35000	51000
Towns	61000	72000
Villages		
Towns		
Towns		

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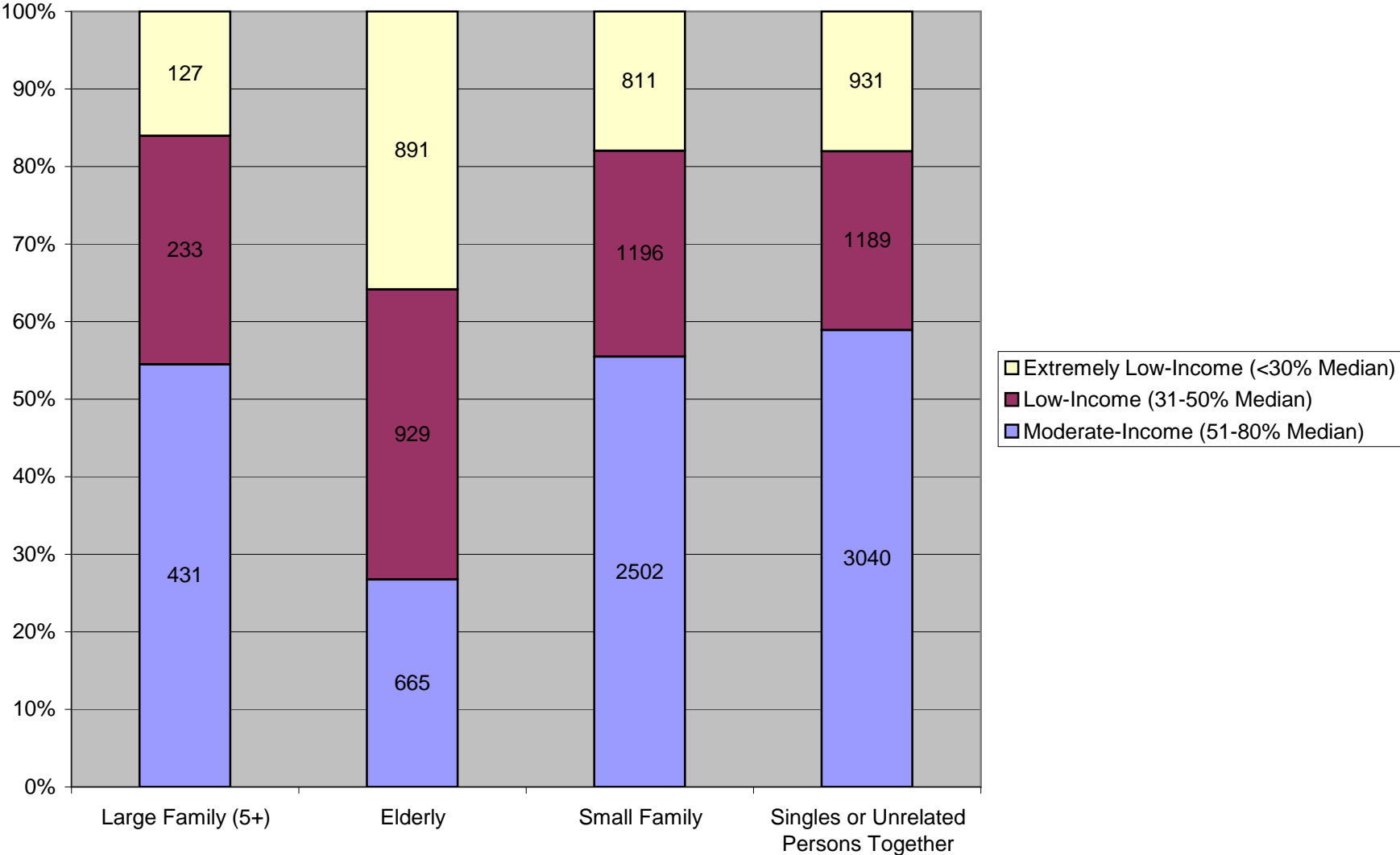
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Figure 4

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Dane County (Non-Madison) Housing Needs - Figure 3



Dane County (Non-Madison) Housing Needs - Figure 4

